

# CITY OF MANCHESTER

## PLANNING AND ZONING COMMISSION MEETING MINUTES AUGUST 24, 2015

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### COMMISSIONERS

Jason Truesdell, Chairman (2018)  
James Labit, Secretary (2016)  
Joni Korte (2016)  
Tom Brown (2017)  
Jack Fluchel (2019)  
Mark Smith (2018)  
Dave Willson, Mayor

### CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member  
Andy Hixson, City Administrator  
Kimberly Fels, Recording Secretary

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### CASES

### REPRESENTATIVES OF CASES

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| <p><b>A. CASE #15-SP-009</b> – A request for Site Plan Approval has been made by Jacob Eldridge of Manchester 17, LLC for an outdoor patio addition at 17 Nationalway Shopping Center. The property is zoned PBD Planned Business District.</p> <p><b>B. CASE #15-SUP-013</b> – A request for a Special Use Permit has been made by Rani, LLC dba Discount Liquors to operate a package liquor retail store at 701 Big Bend Road. The property is zoned C-2 Commercial District.</p> <p><b>C. CASE #15-TXT-005</b> –A text amendment is proposed to Sections 405.290 of the City’s Zoning Code to modify the regulations relative to the off-street parking requirements for mixed uses in the City of Manchester.</p> <p><b>D. CASE #15-TXT-006</b> –A text amendment is proposed to Sections 405.340 of the City’s Zoning Code to modify the regulations relative to the requirements for business signs attached to buildings in the City of Manchester.</p> | <ul style="list-style-type: none"><li>• <b>Vankit Nagila</b><br/>Rani, LLC<br/>653Big Bend Road<br/>Manchester, MO 63021<br/>636-227-4062</li><li>• <b>Jake Eldridge &amp; Derek Lauer</b><br/>Manchester 17, LLC<br/>17 Nationalway Shopping Center<br/>Manchester, MO 63011<br/>314-600-1600</li><li>• <b>City Attorney Patrick Gunn</b><br/>14318 Manchester Road<br/>Manchester, MO 63011<br/>636-227-1385</li><li>• <b>City Attorney Patrick Gunn</b><br/>14318 Manchester Road<br/>Manchester, MO 63011<br/>636-227-1385</li></ul> |
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### 1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of August 24, 2015 to order at 7:01 p.m.

### 2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Present	Chairman Jason Truesdell	Present
Commissioner Jack Fluchel	Present	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Tom Brown	Present	Andy Hixson, City Administrator	Present
Mayor David Willson	Present	Kimberly Fels, Recording Secy	Present

**3. APPROVAL OF MINUTES**

Commissioner Brown made the motion to approve the minutes of August 10, 2015. Motion seconded by Commissioner Fluchel; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

**4. APPROVAL OF AGENDA**

Chairman Truesdell asked if there were any changes to the agenda. Commissioner Labit made the motion to approve the agenda as presented. Commissioner Brown seconded; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

**5. OLD BUSINESS**

**A. No Old Business**

**6. NEW BUSINESS**

- A. CASE #15-SP-009** – A request for Site Plan Approval has been made by Jacob Eldridge of Manchester 17, LLC for an outdoor patio addition at 17 Nationalway Shopping Center. The property is zoned PBD Planned Business District.

Speaking for the case is owner Jake Eldridge of Manchester 17, LLC and Architect Derek Lauer of Lauer Architecture. The proposed addition is a 25 ft by 45 ft wood-framed sub-structure on concrete piers off the east side of the existing restaurant. The deck would be compiled with pressure treated wood-framing and decking of a western cedar finish. The deck would also be enclosed with a guardrail. This would be a low deck, only 18 inches off the ground. The area where the deck would be is currently on an asphalt paved, already impervious portion of the site. Therefore, there will not be any additional surfaces to the lot.

City Administrator Hixson provided staff report. The project meets and exceeds all required minimum setbacks. The staff has no objections.

Commissioner Korte asked if there was going to be sufficient parking due to the loss of 6 parking spaces to accommodate the deck. City Administrator Hixson affirmed there was enough parking. Commissioner Korte also made note that there was going to be a driveway right along one of the sides of the deck and asked if there would be a curb of some sort to eliminate someone from driving into the deck. Architect Lauer said an asphalt curb should be sufficient and possibly a landscape barrier.

Commissioner Smith questioned if there were any plans for a roof on the deck. Mr. Eldridge said he wanted to get the restaurant up and running before any additions.

Alderman Clement noted there are two single doors for access to the deck from the restaurant and questioned if this would pose a problem for traffic in and out of the restaurant. Mr. Eldridge affirmed there would be direct access to the deck from the outside. Alderman Clement also asked how many tables will be seated outside on the deck. Architect Lauer stated from his recollection there would be around 12 to 16 four-tops. Alderman Clement said outdoor seating is a good idea and suggested some foliage to soften things up.

Chairman Truesdell questioned if smoking would be permitted on the deck. Mr. Eldridge confirmed that one reason why he wanted the deck for outdoor seating was to allow smoking. Chairman Truesdell wanted to make sure there was a reasonable degree of separation between the doors into the restaurant and the smoke from the deck. Mr. Eldridge and Architect Lauer established there is a vestibule area between the doors and the seating area of the restaurant.

Commissioner Labit made the motion for approval of the site plan review on CASE #15-SP-009. Commissioner Smith seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

- B. CASE #15-SUP-013** – A request for a Special Use Permit has been made by Rani, LLC dba Discount Liquors to operate a package liquor retail store at 701 Big Bend Road. The property is zoned C-2 Commercial District.

Mr. Venkat Nagila spoke on the case. Discount Liquors is currently housed at 653 Big Bend Road and desires to move to space 701 Big Bend Road within the same building complex.

City Administrator Hixson provided the staff report. Staff gives a favorable recommendation of this Special Use Permit.

Commissioner Smith made the motion for approval of the Special Use Permit on CASE #15-SUP-013. Commissioner Fluchel seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

- C. CASE #15-TXT-005** – A text amendment is proposed to Sections 405.290 of the City’s Zoning Code to modify the regulations relative to the off-street parking requirements for mixed uses in the City of Manchester.

City Attorney Patrick Gunn represented this case. The current text reads 5 parking spaces per 1000 sq ft of retail sales. Many neighboring cities require 4 spaces per 1000 sq ft for retail sales (including St. Louis County). The revised reading would include 1 parking space per 250 sq ft retail space.

Chairman Truesell confirmed that the square footage was determined by actual retail space, not including storage space for merchandise. Attorney Gunn defined this is only applicable to mixed uses business.

City Attorney Patrick Gunn informed that the motivation to this amendment is to acquire more green space and to help eliminate storm water run-off.

Commissioner Korte asked how many “mixed use” businesses are in the City that this would affect. The already built businesses would not be affected. This amendment would affect new builds. This gives the potential for more green space in the future.

Chairman Truesdell inquired as to the verbiage in Section 405.290 constituting “structurally altered”. City Attorney Gunn clarified that structurally altered would impact the integrity of the building, so far as to create or reduce space of the building.

Commissioner Fluchel made the motion for approval of the text amendment on CASE #15-TXT-005. Commissioner Labit seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

- D. CASE #15-TXT-006** –A text amendment is proposed to Sections 405.340 of the City’s Zoning Code to modify the regulations relative to the requirements for business signs attached to buildings in the City of Manchester.

City Attorney Patrick Gunn represented this case. The City of Manchester’s current wall sign regulation is 5 percent of the wall of the building. The staff has proposed that the percentage move from 5 to 8 percent of the wall. This is for buildings that meet the criteria of 400 ft or more away from Manchester Road.

Commissioner Labit questioned the intrinsic benefit this would propose. Attorney Gunn replied visibility is one concern as well as traffic. It is important for the City to have some reasonable sign regulations that are helpful for both businesses and customers to prepare the traffic route.

Alderman Clement raised a concern that there would not be a noticeable difference. Attorney Gunn confirmed that with recent regulations which allow for better measurement and placement on building signs, as well as this proposed increase of 8% wall space, would make the signs more noticeable without being too monumental and consuming.

Commissioner Brown made the motion for approval of the text amendment on CASE #15-TXT-006. Commissioner Labit seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

## 7. PLANNING AND ZONING DIRECTOR’S REPORT

City Administrator Hixson announced the new Administrative Assistant for Planning and Zoning is Kimberly Fels. Also, Mayor Willson and City Administrator Hixson are conducting interviews for the Director of Planning and Zoning this week.

## 8. EX-OFFICIO’S REPORT

Alderman Clement commented on a bill text amendment for the Historic District and moving towards beer, wine and coffee tasting that will likely be approved according to the Commission’s recommendation.

## 9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Two Boy Scouts were attending the Planning and Zoning meeting to prepare for a relevant badge.

## 10. ADJOURNMENT

Commissioner Labit made the motion to adjourn the Planning and Zoning Commission meeting of August 24, 2015 at 7:52 p.m. Motion seconded by Commissioner Korte; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

Respectfully submitted by:  
Kimberly Fels, Recording Secretary

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